



Executive Director's Recommendation

Commission Meeting: December 7, 2017

PROJECT James J. Rowley Training Center Master Plan James J. Rowley Training Center 9300 Powder Mill Road Laurel, Maryland	NCPC FILE NUMBER MP63 NCPC MAP FILE NUMBER 3214.50(05.00)44645 APPLICANT'S REQUEST Approval of final master plan with comments PROPOSED ACTION Approve final master plan with comments ACTION ITEM TYPE Consent Agenda
SUBMITTED BY United States Department of Homeland Security, United States Secret Service	
REVIEW AUTHORITY Federal Projects in the Environs per 40 U.S.C. § 8722(b)(1)	

PROJECT SUMMARY

The United States Secret Service (USSS) has submitted the 2017 James J. Rowley Training Center (RTC) Final Master Plan for review. The RTC is a 439-acre, federally owned property in Prince George's County, Maryland approximately 2.5 miles outside the Capital Beltway. The Commission last approved the installation master plan in December 2012.

The update revises the previous plan to include the addition of the Defense Tactical Facility (DTF), which will include one building and site improvements for training purposes to address current mission threats. Other components of the RTC Master Plan have not changed since 2012. The master plan continues to include the following planning objectives:

- Utilize the campus more effectively and efficiently;
- Provide needed space for specialized programs, classrooms, and conference use;
- Provide functional physical fitness facilities;
- Accommodate external and intra-campus transportation;
- Differentiate secured areas from non-secured public areas to promote flexible use;
- Establish architectural design guidelines to achieve coherent architectural and environmental development campus-wide;
- Identify the initial projects to be developed under the Master Plan and plan for incremental development of the campus;
- Develop initial costs for phased development; and
- Coordinate with regional review agencies, including NCPC and the Maryland-National Capital Park and Planning Commission (M-NCPPC).

Build-out of the master plan will support the various training programs associated with the agency's role within DHS and will continue to guide the USSS as phased development progresses.

KEY INFORMATION

- The RTC is a 439-acre, federally owned property in Prince George's County, Maryland approximately 2.5 miles outside the Capital Beltway. It functions primarily as a training facility for new and existing USSS employees.
- The Commission last approved the installation master plan in December 2013.
- The 2017 RTC Master Plan update includes one major change: the addition of the Defense Tactical Facility (DTF), which will include one building and site improvements for training purposes to address current mission threats.

RECOMMENDATION

The Commission:

Supports the selected site for the Defense Tactical Facility as it is adjacent to existing development on the campus.

Supports the goals and objectives of the 2017 Rowley Training Center Master Plan, which align with many Comprehensive Plan policies. The Commission approved these goals and objectives with the 2012 master plan.

Notes that the United States Secret Service has responded to the Commission's action from May 4, 2017 regarding additional stormwater management and tree replacement information:

- USSS states that it is required by the State of Maryland to treat 458,000 cubic feet of stormwater and it is proposing to treat 488,000 cubic feet. Staff notes that the State of Maryland's requirements are more stringent than federal requirements.
- USSS states in the RTC Final Master Plan it intends to comply with the Comprehensive Plan policy regarding tree replacement and has included this policy in the plan.
- USSS also commits to complying with the tree policy by completing a tree survey conducted by a certified arborist and a Tree Replacement Report for the DTF project. They will submit the report to NCPC and the local government for review and comments prior to submitting the DTF project to NCPC for its review.

Therefore, **approves** the Final Rowley Training Center Master Plan, dated October 2017, for use by the Commission as a guide for future reviews of individual site and building projects at the Rowley Training Center located in Laurel, Maryland.

PROJECT REVIEW TIMELINE

Previous actions	May 2017 – comments on Draft Master Plan
Remaining actions (anticipated)	– submittal of DTF for Commission review (Winter 2018/Spring 2019)

PROJECT ANALYSIS

Executive Summary

The 2017 RTC Final Master Plan is nearly identical to the Commission approved 2012 RTC Master Plan. In May 2017, the Commission reviewed the Draft Master Plan and commented that since the DTF would require the removal of 40 acres of trees the USSS should provide a tree replacement plan for this area.

Analysis

The 2017 Master Plan includes one major change: a new DTF comprising a 150,000 square foot building and site improvements that total approximately 40 acres. Since there was no previously disturbed land available for the location of this new facility, the USSS sited it in close proximity to other developed parts of the campus. Staff is supportive of the new training facility, as it will help the USSS prepare for current mission threats. Therefore, staff **recommends the Commission support the selected site for the DTF as it is adjacent to existing development on the campus.** Further, staff recommends the Commission **support the goals and objectives of the 2017 RTC Final Master Plan.** These remain unchanged from the 2012 Master Plan approved by the Commission, and are consistent with many Comprehensive Plan policies.

In May 2017, the Commission supported the draft master plan and requested that the USSS meet NCPC's Comprehensive Plan Policy FE.G.2, which pertains to tree replacement. In addition, the Commission requested that the USSS provide information on stormwater management for the installation and a tree inventory with locations and sizes for all trees to be removed and replaced.

The USSS has responded by including the Comprehensive Plan policy on tree replacement in the RTC Final Master Plan, stating it will conduct a tree survey and tree conservation report for the DTF and providing overall stormwater management numbers.

Regarding tree replacement for the DTF, the USSS has included the following statement in the RTC Final Master Plan which states "...during pre-design of the DTF, a certified arborist will conduct a tree survey for the DTF site and prepare a Tree Conservation Plan report with tree replacement requirements and recommendations. This Tree Conservation Plan is a requirement of

the Maryland Department of Natural Resources and should include recommendations describing what is existing on the DTF site, which trees will need to be removed, what is the health of the existing trees, where are locations for possible replanting on the RTC or possibly replanting off campus. The USSS will submit this Tree Conservation Plan report to NCPC and M-NCPPC for review a month prior to the DTF being submitted formally to NCPC for its review under 40 USC § 8722 (b)(1). In the event that full compliance is not possible on the installation, the USSS will provide justification on why it is unable to replace or retain these trees on the campus and what other facility might be able to receive replacement trees in the area.” Staff is supportive of this statement that has been added to the Final Master Plan.

Regarding stormwater management, the USSS states that the RTC Final Master Plan includes a table showing that it will treat 488,000 cubic feet of stormwater on the campus and it is required by the State of Maryland to treat 458,000 cubic feet of stormwater. Therefore, it is treating more than 30,000 cubic feet of stormwater than is required. The USSS also notes that the State of Maryland requirements are more stringent than the federal stormwater requirements. Staff is satisfied with this response.

Therefore, staff recommends that the Commission **note that the United States Secret Service has responded to the Commission’s action from May 4, 2017 regarding additional stormwater management and tree replacement information:**

- **USSS states that it is required by the State of Maryland to treat 458,000 cubic feet of stormwater and it is proposing to treat 488,000 cubic feet. Staff notes that the State of Maryland’s requirements are more stringent than federal requirements.**
- **USSS states in the RTC Final Master Plan it intends to comply with the Comprehensive Plan policy regarding tree replacement and has included this policy in the plan.**
- **USSS also commits to complying with the tree policy by completing a tree survey conducted by a certified arborist and a Tree Replacement Report for the DTF project. They will submit the report to NCPC and the local government for review and comments prior to submitting the DTF project to NCPC for its review.**

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

The 2017 RTC Final Master Plan update continues to be consistent with many of the following pertinent policies found in the Comprehensive Plan, as was the 2012 Master Plan. Specific policies include:

The Federal Workplace Element:

- Establish the level of employment that can be accommodated on installations where more than one principal building, structure, or activity is located or proposed through the master planning process as established by the Commission. Agencies should continually monitor the employment levels at installations and revise installation master plans as necessary to reflect changed conditions and provide an up-to-date plan for the development of the installation.

The Transportation Element:

- Promote a balanced, multi-pronged strategy that encourages the provision of improved public transit services and the creation of new transportation modes and new commuting alternatives. Further, the Transportation Element identifies parking ratios for federal facilities located beyond 2,000 feet of a Metrorail station. For these facilities, the goal is to provide one parking space for every 1.5 employees (1:1.5 ratio). According to the Transportation Element, federal agencies should use a Transportation Management Plan (TMP) to document an employer's includes a TMP that describes how it meets the identified 1:1.5 parking ratio goal. The 2017 master plan update continues to meet this goal as there is no new parking associated with the DTF.

The Federal Environment Element:

- Promote the federal government as an environmental steward and emphasize and supplement the existing environmental regulatory framework.
- Implement sustainable building design and transportation strategies to address the challenges of climate change and advance projects that will minimize fossil fuel consumption and reduce greenhouse gas emissions.
- Design buildings to achieve energy, waste, and water net-zero use, where feasible.

The 2017 Final Master Plan continues to be consistent with these policies by:

- Protecting a majority of the campus wetlands and both campus ponds, and proposing mitigation when impacting wetland areas is unavoidable;
- Implementing best management practices for stormwater runoff to comply with the Energy Independence and Security Act (EISA) and local stormwater management standards; and
- Constructing buildings to meet the Leadership in Energy and Environmental Design (LEED) silver rating and strive towards meeting the LEED gold rating.

The project will protect nearly all existing wetlands with the exception of approximately four acres of wetlands located on the DTF site. There are approximately 28 acres of existing wetlands and 16 acres of ponds on the installation. The USSS will continue to consult with the Maryland Department of Natural Resources on ways to mitigate these impacts. The USSS is exploring

enhancement of existing on-site wetlands or the existing ponds as the most viable option. The regulations mandate that wetlands that are disturbed be replaced at a 2:1 ratio.

The RTC Final Master Plan also includes an installation-wide Stormwater Management Plan (SMP) describing measures to address stormwater runoff impacts including: green roofs, permeable pavement; disconnecting rooftop runoff and non-rooftop runoff; rain gardens; micro-bio-retention and swales. The SMP includes analysis using the proposed development in the draft master plan to determine potential impacts. Using this analysis, USSS determined that sufficient measures could be implemented so the projects will be able to comply with the regulations.

Other Comprehensive Plan Policies:

The applicant has also indicated that the 2017 Final Master Plan will continue to be consistent with the following policies:

- Avoid locating activities that produce excessive noise near sensitive natural resources and sensitive human uses, such as residential areas, hospitals, and schools.
- Ensure that noise-generating activities at federal facilities are sited and scheduled with sensitivity to the surrounding environment and the community.
- Evaluate the possibilities for joint-use of antennas and collocating antennas to reduce aesthetic impacts and limit the area of radiofrequency (RF) exposure. Federal agencies should also evaluate the cumulative effect of multiple transmitters at one location to ensure that the combined radiofrequency emissions continue to meet Federal Communications Commission guidelines.

National Historic Preservation Act

The Maryland Historic Trust concurred with the scope of the RTC Draft Master Plan on December 2016 that it would not adversely affect historic resources. NCPC does not have an independent NHPA obligation.

National Environmental Policy Act

The United States Secret Service prepared an environmental assessment (EA) for the 2017 Master Plan and is issuing a Finding of No Significant Impact in December 2017. NCPC does not have an independent NEPA obligation.

CONSULTATION

The applicant has consulted with or is currently in consultation with several state agencies including the Maryland Department of the Environment and the Maryland Historic Trust as well as the local government, in particular the Maryland National Capital Park and Planning

Commission. The USSS also notes it will continue these consultations and submit the tree replacement report to MNCPPC prior to submitting the project to NCPC for review.

ONLINE REFERENCE

The following supporting documents for this project are available online:

- Submission Package

Prepared by Carlton Hart
11/30/2017

POWERPOINT (ATTACHED)

NCPC File #: MP63

James J. Rowley Training Center Final Master Plan

Laurel, MD

United States Department of Homeland Security, United States Secret Service

Final Master Plan



Existing Facilities

- | | |
|------------------------------------|---------------------------------------|
| 1. Gatehouse & Site Access Control | 45. Baughman Outdoor Firing Range |
| 6. Meriotti Building | 46. Bettsville Judgmental Range (BJR) |
| 8. Drummond Airport Building | 47. Mopaw Tactical Training Facility |
| 10. Canine Training Facility | 48. Existing Maintenance Yard |
| 16. Moran Building | 49. Bowron Administrative Building |
| 21. Simpson Building | 50. Vehicle Storage Buildings |
| 23. Knight Building | 51. Tactical Village |
| 42. Wilkie Firearms Building | 52. Bell Raid House |
| 43. Ammunition Storage Depot | 53. Munitions Bunkers |
| 44. Wilson PT Building | |

James J. Rowley Training Center
Laurel, Maryland



Figure 2-1 Existing Buildings



The Commission:

Supports the selected site for the DTF as it is adjacent to existing development on the campus.

Supports the goals and objectives of the 2017 RTC Draft Master Plan, which align with many Comprehensive Plan policies. The Commission approved these goals and objective with the 2012 master plan.

Requests that the USSS meet NCPC's Comprehensive Plan Policy FE.G.2, which pertains to tree replacement, or should the installation not be able to comply with the policy, then provide adequate justification.

Requests the following information as part of the future NCPC Submissions:

- **Stormwater Management:** performance summary table that demonstrates compliance with applicable State and Federal stormwater standards.
- **Tree Removal:** tree inventory with locations and sizes for all trees to be removed and locations for replacement trees.

Requests that the USSS meet NCPC's Comprehensive Plan Policy FE.G.2, which pertains to tree replacement, or should the installation not be able to comply with the policy, then provide adequate justification.

RESPONSE – DHS/USSS has included the Comp Plan language regarding tree replacement in the Final MP.

Requests the following information as part of the future NCPC Submissions:

- Stormwater Management: performance summary table that demonstrates compliance with applicable State and Federal stormwater standards.

RESPONSE – DHS/USSS states it is required by MDE to treat 458,000 cu.ft. of stormwater and it is proposing to treat 488,000 cu.ft. MDE requirements are more stringent than federal requirements.

- Tree Removal: tree inventory with locations and sizes for all trees to be removed and locations for replacement trees.

RESPONSE – DHS/USSS states in the Master Plan that "...as part pre-design of the 40+ acre DTF site, a certified arborist will conduct a tree survey and prepare a Tree Conservation Plan report with tree replacement requirements and recommendations; the Tree Conservation Plan report will be submitted to NCPC and MNCPPC a month prior to the DTF project being submitted formally to NCPC for review; the report and tree replacement plan will be included with the project NCPC submission. Project funding is needed to accommodate the requested tree inventory. Also, the accuracy of the tree inventory will be improved if undertaken closer to performance of the sitework."